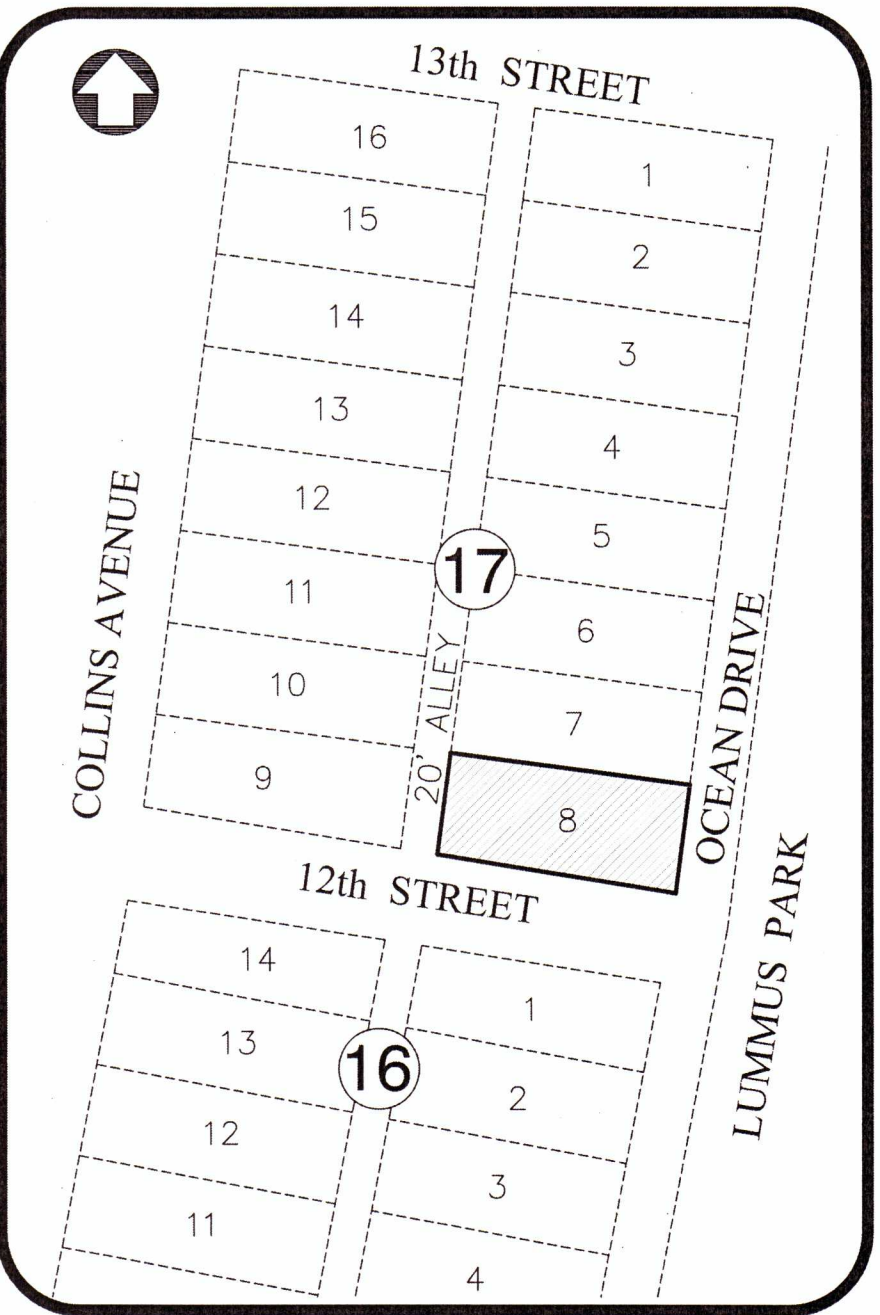
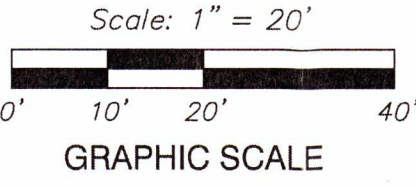


VICINITY MAP  
NOT TO SCALE

# ALTA/NPSP LAND TITLE SURVEY

1200 OCEAN DRIVE, MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA 33139  
FOLIO# 02-3234-008-0420



LOCATION SKETCH  
NOT TO SCALE

## SURVEYOR'S REPORT:

1. MAP OF ALTA/ASCM LAND TITLE SURVEY, Fieldwork date of data acquisition: November 23rd, 2019.

## 2. LEGAL DESCRIPTION:

Lot 8, Block 17, of OCEAN BEACH, FLA., ADDITION NO. 2, according to the plat thereof, as recorded in Plat Book 2, at Page 56, of the Public Records of Miami-Dade County, Florida.

## 3. AREA:

Containing 7,406 Square Feet or 0.17 Acres more or less by calculations.

## 4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

## 5. DATA OF SOURCES:

### HORIZONTAL CONTROL:

- 1.-The Legal Description was furnished by Commonwealth Land Title Insurance Company.
- 2.-North Arrow as per Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida.
- 3.-Bearings refers to an assumed value of N80°44'51"W, along the Southerly Boundary line of the Subject Property.

### VERTICAL CONTROL:

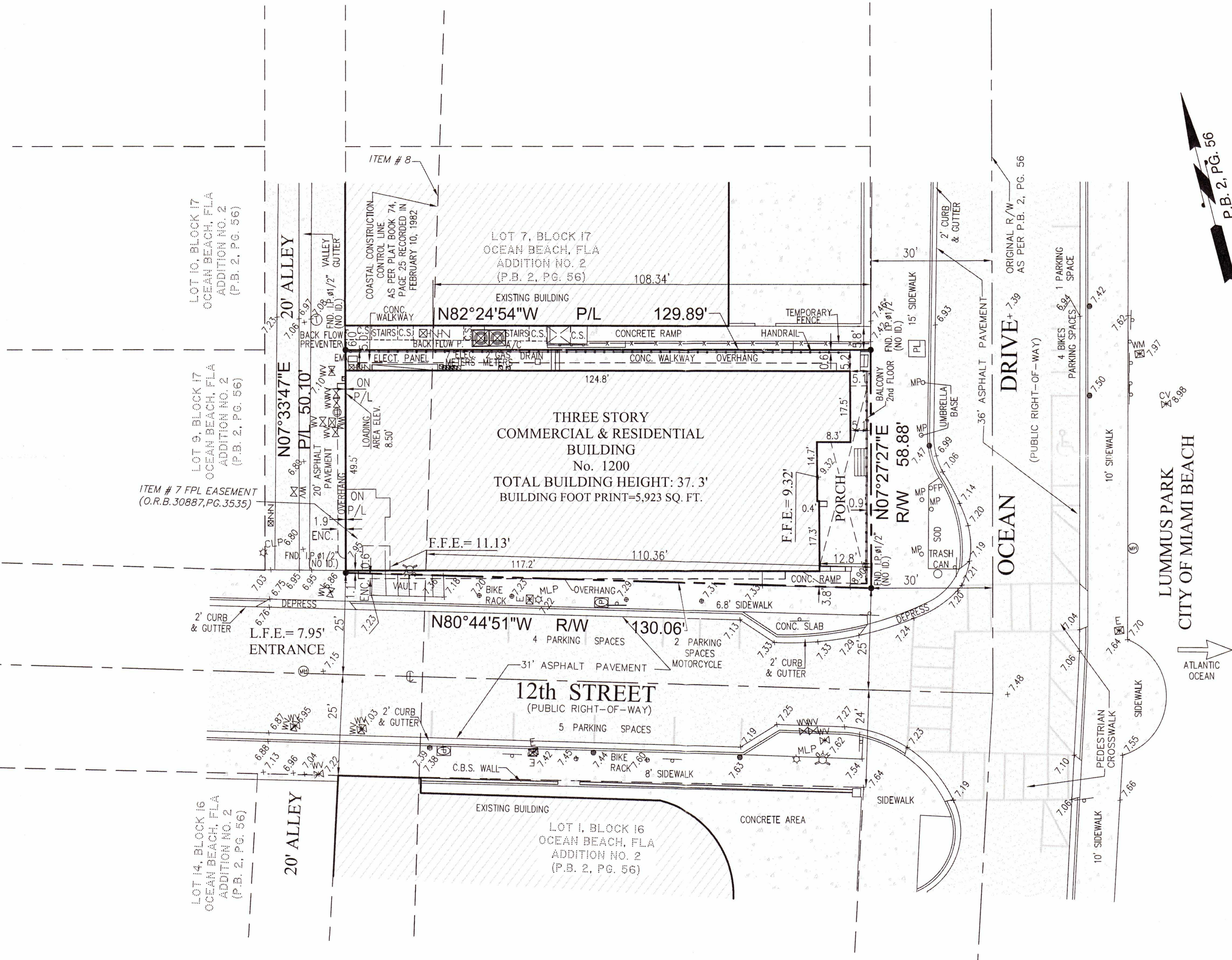
Elevations are referred to N.G.V.D. 1929.  
Benchmarks used:  
Miami-Dade County Benchmark No. X-310-R, Elevation 6.57' (N.A.V.D. 1988)=8.12'(N.G.V.D. 1929).  
Located @ 11 Street & Washington Avenue.

## 6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 8 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0317, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

## 7. LIMITATIONS:

-Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami Dade County, or the records of any other public and private entities as their jurisdictions may appear.  
-No determination was made as to how the site can be served with utilities.  
-Fences and walls ownership by visual means only; legal ownership not determined.  
-No underground utilities and/or structures(foundations) was located within or abutting the Subject property.



## 8. STATEMENT OF ENCROACHMENTS:

Visible encroachments were located in the Subject Property. The overhang of the Southerly and Westerly side of the building are encroaching into the right-of-way of 12th Street and the Alley.

## 9. CLIENT INFORMATION:

This ALTA/ACSM Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

Stewart J. Stern | Stern Tannenbaum & Bell LLP  
380 Lexington Avenue | New York, NY 10168  
Tel: 212-792-8482 | Fax: 212-792-8489  
sstern@sterntannenbaum.com www.sterntannenbaum.com

## 10. ADDITIONAL NOTES:

- 1.- Present Zoning: MXE  
Description: Mixed use entertainment.
- 2.- No visible or apparent cemeteries lying within the subject property.
- 3.- Utilities available for this site as shown on Sketch, and should be verified before construction.
- 4.- Adequate ingress and egress to the premises is provided by 12th Street, Ocean Drive and 20' Alley. (Public Roads).
- 5.- Parking spaces on-street along the 12 Street and Ocean Drive.

## 11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

### SUBJECT TO:

The exceptions of Schedule B-II appeared on Commitment File No. 411900239TS, prepared by Commonwealth Land Title Insurance Company, effective date: October 9, 2019 at 8:00 AM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 4: Not Addressed.

Item # 5.-Restrictions, covenants, conditions, easements and other matters as contained on the Plat of OCEAN BEACH FLA., ADDITION NO. 2, recorded in Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject property as shown.

Item # 6.- Order by Historic Preservation Board, City of Miami recorded March 1, 2017 in Official Records Book 30439, Page 3172. Does apply to the Subject Property containing blanket conditions.

Item # 7.- Easement in favor of Florida Power & Light Company recorded March 8, 2018 in Official Records Book 30887, Page 3535, and March 12, 2018 in Official Records Book 30892, Page 2553. Does apply to the Subject Property as shown.

Item # 8.- Restrictions, if any, on the Insured's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line recorded at Plat Book 74, page 25, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

Item # 9: Not Addressed.

Item # 10.- Terms, conditions and provision in the unrecorded lease agreement by and between 1200 Ocean Drive, LLC, a New York limited liability company, as landlord, and VacationRentals, LLC, as tenant, dated September 2016, as amended by the First Lease modification dated February 21, 2017; and by evidence of the Notice of Commencement recorded May 10, 2019 in Official Records Book 31438, Page 1221 (Pink Taco Restaurant). Does apply to the Subject Property containing blanket conditions.

All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

## 12. CERTIFICATIONS:

PT Opco, LLC  
Core Ocean Drive LLC  
Akerman LLP  
City of Miami Beach

## SURVEYOR'S CERTIFICATION:

This is to certify that this Map or Plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NPSP Land Title Surveys, jointly established and adopted by ALTA and NPSP, and includes Items 1, 2, 3, 4, 5, 6a, 7a, b1, c, 8, 9, 11, 13, 14, 16 and 20 of Table A thereof. The fieldwork was completed on November 23, 2019.

Adopted by the Board of Governors, American Land Title Association, on October 8, 2015.  
American Land Title Association, 1800 M St., N.W. Suite 300S, Washington, D.C. 20036-5828. [www.alta.org](http://www.alta.org).

Adopted by the Board of Directors, National Society of Professional Surveyors, on October 9, 2015.  
National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Frederick, MD 21704. <http://www.nspas.us.com>

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NPSP Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS & LEGEND			
A Arc	M Measured	⊗ Unknown Manhole	⚡ Fire Hydrant
FND Found	Pg. Page	⊙ Sewer Manhole	⚡ Electric Box
U.E. Utility Easement	R/W Right-of-Way	⊙ Telephone Manhole	⚡ Light Pole
IP Iron Pipe	CL Center Line	⚡ Water Meter	⚡ Utility Pole
IR Iron Rebar	ML Monument Line	⚡ Water Valve	⚡ Concrete Light Pole
N&D Nail & Disc	TBM Benchmark	⚡ Catch basin	⚡ Property Corner
COL Column	PWY Parkway		
P.B. Plat Book	W/P Water Pump		
R Record Plat	ENC Encroachment		

**FormTech**  
Land Surveying, Inc.

State of Florida LB # 7980  
12209 S.W. 129th Court, Miami, Florida, 33186  
Ph: (786) 429-3029, (786) 443-0285 and (786) 443-0678  
[www.formtechsurveyors.com](http://www.formtechsurveyors.com) email: [info@formtechsurveyors.com](mailto:info@formtechsurveyors.com)

Seal: Project# 16-0650  
Job # 19-11080

Date: 11-23-2019  
Eugenia L. Formoso, P.S.M.  
State of Florida LS # 6660